



11 Devon Park View,
Brimington, S43 1EN

£365,000

W
WILKINS VARDY

£365,000

EXTENDED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - TANDEM GARAGE - NO CHAIN

Occupying a cul-de-sac position is this superb detached family home which has been extended to the rear. Offering immaculately presented accommodation throughout, including a bay fronted living room, ground floor cloaks/wc and a stylish dining kitchen with bi-fold doors opening onto the enclosed low maintenance rear garden. On the first floor you will find four bedrooms, the master bedroom with en suite shower room, along with a 4-piece family bathroom. Outside, there is driveway parking for several vehicles and an attached tandem garage.

Devon Park View is located just a short distance from the local shops, schools and amenities in Brimington Village, and is readily accessible for transport links into Chesterfield, Staveley and towards the M1 Motorway.

- SUPERB EXTENDED DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- GOOD SIZED BAY FRONTED LIVING ROOM
- GROUND FLOOR CLOAKS/WC
- EN SUITE SHOWER ROOM & 4-PIECE FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- IMMACULATELY PRESENTED ACCOMMODATION THROUGHOUT
- OPEN PLAN DINING KITCHEN WITH BI-FOLD DOORS OPENING TO THE GARDEN
- FOUR BEDROOMS
- ATTACHED TANDEM GARAGE & AMPLE DRIVEWAY PARKING
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 128.5 sq.m./1383 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed front entrance door with glazed side panel opens into a ...

'L' Shaped Entrance Hall

Fitted with oak parquet flooring and having a built-in store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.

Living Room

15'1 x 10'8 (4.60m x 3.25m)
Accessed via double doors from the entrance hall. A good sized bay fronted reception room having downlighting, and a contemporary wall mounted electric fire.

Dining Kitchen

10'4 x 7'9 (3.15m x 2.36m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands, including an island unit.
Inset single drainer ceramic sink with mixer tap.
Integrated dishwasher.
Space is provided for an American style fridge/freezer and there is also space for a range cooker with glass splashback and extractor hood over.
Oak parquet flooring, downlighting and two skylights.
Bi-fold doors overlook and open to give access onto the rear garden.

On the First Floor

Landing

Bedroom One

11'2 x 11'2 (3.40m x 3.40m)
A good sized front facing double bedroom having downlighting. A door gives access into a ...

En Suite Shower Room

5'4 x 2'8 (1.63m x 0.81m)
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin and a low flush WC.
Chrome heated towel rail.

Bedroom Two

11'11 x 9'0 (3.63m x 2.74m)
A good sized rear facing double bedroom, fitted with LVT flooring and having downlighting.

Bedroom Three

8'7 x 8'6 (2.62m x 2.59m)
A rear facing small double/good sized single bedroom having a built-in double wardrobe with sliding mirror doors.
Downlighting.

Bedroom Four

9'0 x 6'7 (2.74m x 2.01m)
A front facing single bedroom, having downlighting and currently used as an office.

Family Bathroom

9'0 x 6'9 (2.74m x 2.06m)
Being part tiled and fitted with a modern 4-piece suite comprising a tiled-in bath, walk-in shower enclosure with mixer shower, wash hand basin with storage below and a concealed cistern WC.
Heated towel rail.
LVT flooring and downlighting.

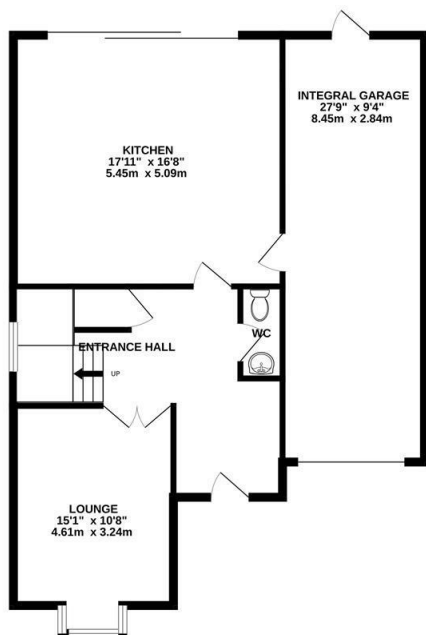
Outside

A concrete driveway with shrub side border provides ample off street parking and leads to the Attached Tandem Garage (27'9 x 9'4) having a roller door, rear personnel door, downlighting and power. The garage is also fitted with a range of white wall and base units, including a single drainer stainless steel sink with mixer tap. There is also space and plumbing for a washing machine, and space for a tumble dryer and fridge.

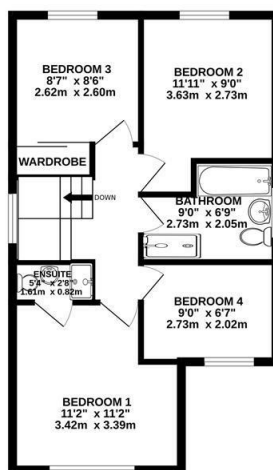
To the rear there is an enclosed low maintenance garden comprising of a deck seating area and an artificial lawn with corner pergola. A paved path leads down to a gate which opens to playing fields.



GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation
agent
network

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

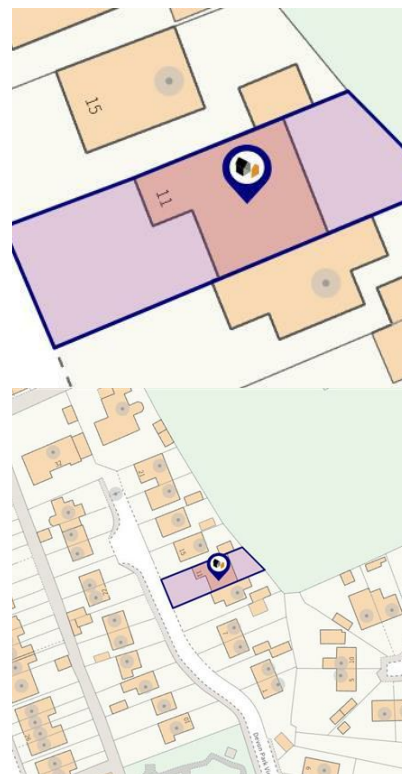
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varidy.co.uk